121.0	0003	0006.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,517,100 / 1,517,100
					USE VALUE: 1,517,100 / 1,517,100
					ASSESSED: 1,517,100 / 1,517,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19	-21	ADDISON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARTIN DONALD G JR
Owner 2:	STONE-MARTIN MARTHA J
Owner 3:	
Street 1:	19-21 ADDISON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COULTER MARIAN & ALEXANDER -
Owner 2:	-
Street 1:	21 ADDISON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,575 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1915, having primarily Wood Shingle Exterior and 5114 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 2 HalfBaths, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7575.000	934,600		582,500	1,517,100
Total Card	0.174	934,600		582,500	1,517,100
Total Parcel	0.174	934,600		582,500	1,517,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 296.64 | /Parcel: 296.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 78061

GIS Ref

GIS Ref

Insp Date 05/11/18

!9368!

PREVIOUS ASSESSMENT

Parcel ID 121.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	836,400	0	7,575.	582,500	1,418,900	1,418,900	Year End Roll	12/18/2019
2019	104	FV	674,600	0	7,575.	614,900	1,289,500	1,289,500	Year End Roll	1/3/2019
2018	104	FV	674,600	0	7,575.	453,100	1,127,700	1,127,700	Year End Roll	12/20/2017
2017	104	FV	631,600	0	7,575.	433,700	1,065,300	1,065,300	Year End Roll	1/3/2017
2016	104	FV	631,600	0	7,575.	401,300	1,032,900	1,032,900	Year End	1/4/2016
2015	104	FV	524,100	0	7,575.	336,600	860,700	860,700	Year End Roll	12/11/2014
2014	104	FV	524,100	0	7,575.	328,800	852,900	852,900	Year End Roll	12/16/2013
2013	104	FV	545,600	0	7,575.	313,300	858,900	858,900		12/13/2012

PRINT

Date	Time
12/10/20	23:51:32

LAST REV

Date	Time
10/07/20	09:22:08

danam

9368

USER DEFINED

Prior Id # 1:	78061
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COULTER MARIAN	71607-572	1	9/12/2018	Mult Lots	1,482,500	No	No		
COULTER CATHERI	69548-184		7/3/2017	Mult Lots	1	No	No		
COULTER CATHERI	29319-166		11/3/1998	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2018	1430	Addition	140,290	O				RENO 2 FB+1HB+kitc
1/8/1998	10	Redo Kit	2,500					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2020	Permit Visit	DGM	D Mann
4/17/2019	SQ Returned	JO	Jenny O
5/11/2018	TTL REFUSAL	HS	Hanne S
11/17/2008	Meas/Inspect	336	PATRIOT
10/26/1999	Meas/Inspect	266	PATRIOT
8/13/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7575		Sq. Ft.	Site		0	90.	0.85	10									582,528						582,500	

Total AC/HA: 0.17390 | Total SF/SM: 7575 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 582,528 | Spl Credit | Total: 582,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLACK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:	1	Rating:	Good
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.89322442
Const Adj.:	1.00989902
Adj $ / SQ:	144.331
Other Features:	173000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1148109
Depreciation:	213548
Depreciated Total:	934561

COMMENTS

SOLD WITH 121-3-9 648-3495.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	7	3	
Totals			
2	14	6	

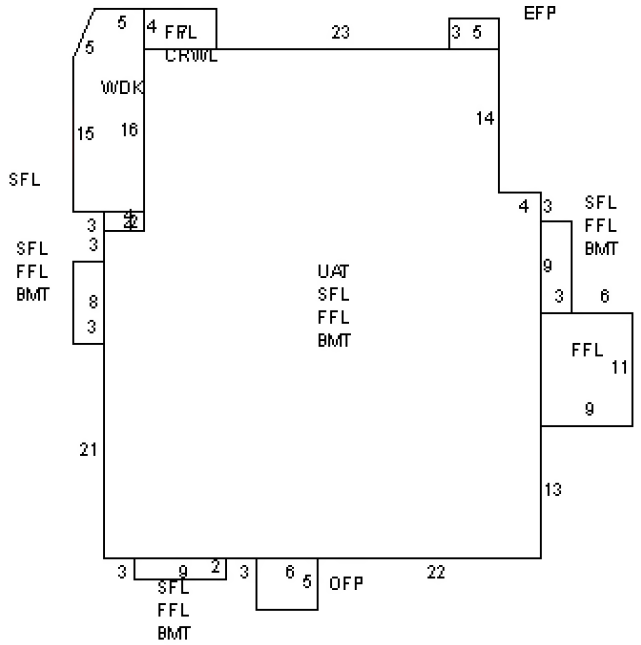
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	174.64
Special Features:	0	Val/Su Net:	131.23
Final Total:	934600	Val/Su SzAd	216.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,218	144.330	320,125
SFL	Second Floor	2,099	144.330	302,950
BMT	Basement	2,091	48.930	102,309
UAT	Upper Attic	506	90.210	45,599
WDK	Deck	135	13.540	1,828
OFP	Open Porch	30	44.440	1,333
CRWL	Crawl Space	28	21.650	606
EFP	Enclos Porch	15	73.320	1,100
	Net Sketched Area:	7,122	Total:	775,850
Size Ad	4317	Gross Are	8638	FinArea 5114

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	
UAT	100	FLA	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

121.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1997	0.00	T	17.6	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	